

**Meeting of the City of Fresno**  
**Infill Development Ad Hoc Council Subcommittee**  
**Meeting Minutes**  
**March 12, 2013**  
**3:00 P.M.**

The City of Fresno Infill Development Ad Hoc Council Subcommittee met at 3:15 p.m. in Meeting Room 'A' (Room 2165), City Hall, on March 12, 2013.

In attendance: Councilmembers Brand and Baines, City Manager Mark Scott, APW Director Scott Mozier, Planning Managers Franklin Spees and Mike Sanchez, Senior Deputy City Attorney Yukimoto, and Assistant City Clerk Salazar. Councilmember Olivier was absent.

1. Introductions
2. Approval of February 4, 2013 Minutes
3. Continued discussion on Infill Overlay Districts
  - a) Examination of Case Study(s)
  - b) Staff recommendations on how Overlay District will fit into development code update and the downtown plan
4. Continue discussion of Interdepartmental Infill Development Team
5. Review and evaluation of all development related fees (time permitting)
6. Public Comment
7. Adjourn

Self introductions were made.

Chair Brand made a motion to approve the minutes of February 4, 2013. Councilmember Baines seconded the motion. The motion was approved on a vote of 2-0-1 with Councilmember Olivier absent.

Chair Brand stated the committee left off last month on discussions of overlay districts, advised currently there were two in the general plan and the desire was to expand the districts citywide, and stated a series of criteria/filters were included in the Infill Development Act and the maps that staff would be showing and discussing today would send a message to everyone about where the city's problems are at.

Franklin advised the series of maps being presented were similar to the map atlas that was prepared as part of the general plan process, noted the maps would look at the same geography through the lens of different layers which would provide a better understanding/sense of what is going on and possibly reveal some opportunities, and gave an in-depth PowerPoint presentation on the maps with Data Filters which included Vacant Parcels by Size, Vacant Land by Land Use, Population Density, Population Projected Change 2010 – 2015, Household Income, Code Enforcement Activity, Existing Sewer and Water Capacity, Under-utilized Parcels, and Examples of Areas Proposed for Mixed Use (SE corners of Gettysburg & Blackstone and Ashlan & Blackstone), Vacant By-Passed Parcel Proposed for Urban Neighborhood Residential (NE corner of Willow & California), and Medium Density (Broadway & Echo), and along with Chair Brand, Mr. Scott and Mr. Mozier responded throughout the presentation to various questions and comments. Franklin advised the slideshow was available for download at "fresno.gov/newplan".

## Public comments:

Jeff Roberts with Granville Homes stated the maps were a good tool but what was missing and very important for developers was a crime map. Chair Brand stated crime was one of the filters, Councilmember Baines agreed with the need for such a map stating it would be good information for everyone, and Franklin stated a crime map was something staff has been working on for awhile with the police department and added the data was there but there were some issues/challenges and explained. Mr. Scott stated all the data was included in "Crime View" and that could be used. Chair Brand stated he would like to see a comparison with the city of Clovis with the same filters and brief discussion ensued.

Christine Barker, 3623 N. Ezie, spoke to the code enforcement map and stated it would be more helpful to also include data from county islands.

Bill Robinson, Sol Development Associates, 906 N Street, stated infill development was a wonderful endeavor but was wishful thinking unless it could be executed adding he would like to see the process implemented on behalf of his current and future clients, and spoke to a project he has been working on for two years where the property is surrounded on three sides by the county, to the amount of political weight county residents carry, and to his request that a public outreach provision be included in the policy to assist developers, with discussion ensuing.

Samuel Norman, 1320 N. Van Ness, spoke to the need for an incentive system of some kind, stated a funding mechanism was needed as quickly as possible, and stated different types of partners were needed to start putting some projects together to stimulate activity along major corridors.

Jeff Roberts spoke to his long history with infill projects, to the difficulties of getting rezones and plan amendments, and to his support for pre-zoning/designating properties and added he felt the City did not want to be pro-active in terms of zoning property, elaborating throughout. Councilmember Baines left the meeting at 4:15 p.m. during comments whereupon City Attorney Yukimoto noted the meeting quorum was lost.

Chair Brand concluded stating getting a plan/policy together was the easy part and implementation/execution would be the hard part **(2 – 0)** and acknowledged the process was going to take some time but he felt it could be done. Chair Brand advised the next meeting would be held on March 26<sup>th</sup> and thanked everyone for coming.

**ADJOURNED** at 4:17 p.m.

*The minutes of March 12, 2013 were approved on March 26, 2013 with a motion by Councilmember Brand and a second by Councilmember Baines. The motion passed on a 3-0 vote.*

